

Cumbrian Properties

21 Hawick Street, Caldewgate



Price Region £95,000

EPC-D

Mid-terraced property | Ideal FTB or BTL
1 reception | 2 bedrooms | Ground floor bathroom
Rear yard | No onward chain

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2/ 21 HAWICK STREET, CALDEWGATE, CARLISLE

A well presented two bedroom mid terraced property with a beautifully presented kitchen and bathroom, situated in this popular residential area of Caldewgate within walking distance of the city centre. The UPVC double glazed and gas central heating, offered for sale in good decorative order throughout, briefly comprises lounge, breakfast kitchen, rear hall and bathroom. To the first floor are two bedrooms. Enclosed rear yard. Conveniently situated within close proximity of the Sainsburys supermarket, Cumberland Infirmary and regular bus routes across the city. With easy access to the western bypass. Excellent first time buy or equally suitable as a buy to let investment having previously been successfully rented for many years. Sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

UPVC double glazed flood resistant door into lounge.

LOUNGE (15'3 max x 13'5 max) Open staircase to the first floor, UPVC double glazed window to the front elevation, an open fire on marble base with cast iron back and decorative oak surround. Radiator, built in storage cupboard, understairs storage area, LED spotlights to ceiling and opening through to the breakfast kitchen.



LOUNGE

BREAKFAST KITCHEN (13'4 max x 7' max) Fitted kitchen incorporating a 1.5 bowl stainless steel sink with mixer tap, four ring halogen hob with extractor hood above and electric oven below, plumbing for washing machine and space for fridge freezer. Panelled ceiling with LED spotlights, UPVC double glazed window to the rear, wood effect vinyl flooring, radiator and oak glazed door to the rear hall.



3/ 21 HAWICK STREET, CALDEWGATE, CARLISLE

REAR HALL UPVC double glazed flood resistant door to the rear, wood effect vinyl flooring, coving to ceiling and oak door to the bathroom.

BATHROOM A modern three piece suite in white comprising L shaped panelled bath with mixer shower, pedestal wash hand basin and low level WC. Tiled walls, chrome towel radiator, tile effect vinyl flooring, panelled ceiling with LED light and UPVC double glazed frosted window to the rear.



BATHROOM

FIRST FLOOR

LANDING Coving to ceiling and oak doors to bedrooms.

BEDROOM 1 (13'6 max x 12') UPVC double glazed window to the front, radiator and built in storage cupboard.



BEDROOM 1

BEDROOM 2 (13'5 x 7'2) Radiator and UPVC double glazed window to the rear.



OUTSIDE To the rear of the property is an enclosed yard with wooden gate giving access to a rear lane.



REAR YARD

TENURE We are informed the tenure is Freehold.

COUNCIL TAX We are informed the property is Tax Band A.

SERVICES Mains water, gas and electricity are connected. Flood resistant doors fitted to both the front and rear. Non-return valves fitted in the plumbing work and the property was re-roofed in 2016.

NOTE These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cumbrian Properties has the authority to make or give any representation or warranty in relation to the property. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	84
(69-80)	C	
(55-68)	D	61
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC